APPLICATION TO ZONING DIVISION
BARTOW COUNTY

(Completed by Zoning Division)

Application Number: ARZ-2377    Date Submitted: 8/11/20

Fee Amount: $700                 Application & Fee Received By: RA

IMPORTANT: A Plat or Survey of the subject property MUST be submitted with application. A conceptual Site Plan may also be required AT application time. (See Page 4, 8 for Requirements)

SECTION I. GENERAL INFORMATION
This application is made for the following reason(s):

Check ALL APPLICABLE requests:
• [ ] Land Use Map Amendment (Complete subsection A below.)
• [X] Rezoning / Zoning Map Amendment (Complete subsection B below.)
• [ ] Alteration of Zoning Conditions (Complete subsection C below.)
• [ ] Zoning Ordinance Text Amendment (Complete subsection D below.)
• [ ] Conditional Use Permit request (Complete subsection E below.)
• [ ] Appeal to Board of Zoning Appeals (Complete subsection F below.)
• [ ] Appeal to County Commissioner (Complete subsection F below.)

All applicants are to complete the following:

Name of Subject Property Owner: Cass-White Associates, C/O The Stallings Group

Name of Applicant if different from Property Owner: CORE5 Industrial Partners
(If applicant different from owner, notarized written permission of owner must be attached hereto.)

Address of Applicant: 1230 Peachtree Stree NE, Suite 3560

City/State/Zip: Atlanta, GA 30309       Email: lward@c5ip.com


Subject Property Description:

Land Lot(s): 155                District: 5th                Section: 3rd

Frontage (feet): 1558          Depth (feet): 1318.92      Area: 31.60 (acres/square feet)

Street Address/ Road Name: 800 Cass White Road

Tax Property Record Card ID # (obtained from Tax Assessor’s Office): 0069-0155-002
Is the property located in the Etowah Valley Historical District? No
Does the application require a DRI? No

The subject property deed is recorded in Book 599, Page 537, in the office of the Clerk of Superior Court, Bartow County.
A. **LAND USE MAP AMENDMENT**

1. Applicants for Land Use Map Amendments shall complete and provide the following minimum information. Additional information may also be required by the Zoning Administrator:

   It is desired and requested that land use designation of the subject property be changed from:

   C-1, General Commercial \( \rightarrow \) BPD, Business Park District

   (current) \( \rightarrow \) \( \rightarrow \) (proposed)

   Reason for requested land use change: (Be Specific)

   **Highest and best use to accommodate proposed development.**

   ______________________________________________________________

   ______________________________________________________________

   ______________________________________________________________

   Any prior land use amendment requests on this property?  Yes _____  No X

   If yes:  Name of Applicant: ____________________________________________

   Application # _______________________________________________________

   Date of Public Hearing: _______________________________________________

2. Notice requirements of Section II shall be followed.

3. The following shall be submitted with the application:

   a. **One (1) copy of a map**, drawn to scale, showing north arrow, land lot and district, the dimensions, acreage and location of the tract, and the surrounding land use categories. The map shall also indicate the neighboring property owners by number, as listed below (See Section II).

   b. **Copy of recorded covenants or restrictions**, if applicable.

   c. **A copy of the Tax Property Record Card** for the parcel from the Tax Assessor’s Office. (For office use only.)
B. **REZONING (ZONING MAP AMENDMENT)**

1. Applicants for Rezoning (Zoning Map Amendments) shall complete and provide the following minimum information. Additional information may also be required by the Zoning Administrator:

   It is requested that the subject property be rezoned from: C-1 Zone to BPD Zone

   (current) (proposed)

   Reason for requested zoning change: (Be Specific)

   **Highest and best use to accommodate proposed development.**

   Any prior zoning request on this property? Yes _____ No _____

   If yes: Name of Applicant: ___________________________________________________________________

   Application # _______________________________________________________________________

   Date of Public Hearing: ___________________________________________________________________

2. **Notice requirements of Section II shall be followed.**

3. **Disclosures form in Section III shall be completed by owner, applicant, and all representatives.**

4. **The following shall be completed:**

   a. **Submit One (1) copy of a plat, drawn to scale, showing north arrow, land lot and district, the dimensions, acreage and location of the tract, and existing and intermediate regional floodplains and structures, as shown on the Federal Emergency Management Agency FIRM rate maps for Bartow County, if any; and the Bartow County Regulatory Floodmaps; prepared by an architect, engineer, landscape architect or land surveyor whose state registration is current and valid. The preparer’s seal shall be affixed to the plat. If a new plat is prepared, the plat must be prepared in compliance with the County’s GPS Control Network and Digital Enterprise GIS system (consult the Engineering Department for details). For subdivision or non-residential developments, an additional electronic copy of the plat shall be submitted by the applicant, owner or developer to the Engineering Department. The plat shall also indicate the neighboring property owners by number, as listed below (See Section II).**

   b. **If request is for a PUD (Planned Unit Development), a Site Plan is required with application. See the PUD District Section of the Bartow County Zoning Ordinance for Site Plan requirements.**

   c. **Submit a copy of recorded covenants or restrictions, if applicable.**

   d. **Submit a copy of the Tax Property Record Card for the parcel from the Tax Assessor’s Office. (For office use only.)**
SECTION II. PUBLIC NOTICE

NOTICE MUST BE PROVIDED to all individuals, firms and/or corporations owning property adjoining the subject property on all sides, including across any easement, road, street or railroad right-of-way, ACCORDING TO THE RECORDS OF THE TAX ASSessor ON THE DATE OF THIS APPLICATION. The notice shall include a plat of the property, the purpose of the application, the current zoning and land use classification, the proposed zoning and land use classification, and the date, time, and location of hearings.

LETTERS TO ALL ADJOINING PROPERTY OWNERS MUST BE MAILED NO LESS THAN 15 DAYS PRIOR TO THE PLANNING COMMISSION HEARING BY FIRST CLASS MAIL, WITH PROOF OF MAILING OBTAINED FROM THE POST OFFICE. Proof of mailing includes a “certificate of mailing,” or a “certified mail” receipt. Proof of mailing shall be submitted to the Zoning Department prior to the hearing.

IF PROOF OF MAILING IS NOT IN ORDER AS REQUIRED BY SECTION 15.3.3, OR IF THE APPLICATION IS NOT COMPLETE FOR OTHER REASONS, THE APPLICATION SHALL BE DEEMED OUT-OF-ORDER AND SHALL BE TABLED FOR ONE MONTH. IF STILL OUT-OF-ORDER THE SECOND MONTH, IT SHALL BE DEEMED WITHDRAWN, AND MAY NOT BE RESUBMITTED FOR CONSIDERATION BY THE PLANNING COMMISSION FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE THAT THE APPLICATION IS DEEMED WITHDRAWN.

List all adjoining property owners:

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Melvin McClure</td>
<td>799 Cass White Rd NW, Cartersville, GA 30120</td>
</tr>
<tr>
<td>CB731 LLC</td>
<td>5170 Peachtree Rd Bldg 100-400, Atlanta, GA 30341-3161</td>
</tr>
<tr>
<td>Development Authority of Bartow County</td>
<td>PO Box 1178, Cartersville, GA 30120</td>
</tr>
<tr>
<td>Nacoochee Corporation</td>
<td>270 Carpenter Dr. Ste 520, Atlanta, GA 30328</td>
</tr>
<tr>
<td>WRW Properties - Carson Loop, LLC</td>
<td>222 Morning Mist Way, Woodstock, GA 30189</td>
</tr>
<tr>
<td>Gilmer Street Baptist Church of Cartersville, Inc.</td>
<td>PO Box 3818, Cartersville, GA 30120</td>
</tr>
<tr>
<td>Jean Burns</td>
<td>74 Howard Ave NW, Cartersville, GA 30121</td>
</tr>
<tr>
<td>Mary McConnell</td>
<td>72 Howard Ave NW, Cartersville, GA 30121</td>
</tr>
<tr>
<td>Michael Posada</td>
<td>70 Howard Ave NW, Cartersville, GA 30121</td>
</tr>
<tr>
<td>Cherrie Duckworth</td>
<td>731 Whitby Dr, Douglasville, GA 30134</td>
</tr>
<tr>
<td>Emily &amp; James Heater</td>
<td>66 Howard Ave NW, Cartersville, GA 30121</td>
</tr>
<tr>
<td>Andrew York</td>
<td>64 Howard Ave NW, Cartersville, GA 30121</td>
</tr>
</tbody>
</table>

Indicate property owned by above on copy of plat attached to application. (Attach additional sheets if necessary.)
DOTTY CHARLENE BROWN
SWAIN CHANNELL A
62 HOWARD AVENUE NW
CARTERSVILLE GA 30121

MOE JUDITH R
60 HOWARD AVENUE NW
CARTERSVILLE GA 30121

PRATER GERRY H
58 HOWARD AVE NW
CARTERSVILLE GA 30121

PABBA SANTHOSH
3610 COATESLY DRIVE
CHANTILLY VA 201513990
SECTION III. DISCLOSURES

1. DISCLOSURES REQUIRED OF OWNER, APPLICANT, AND REPRESENTATIVES
   (each person to file separate form)

The following disclosures are required from each of the following persons: the owner; the applicant if the applicant is different from the owner; and any representative of the owner or applicant.

Pursuant to the Conflict of Interest in Zoning Act, O.C.G.A. § 36-67A-1 et seq., any applicant of this rezoning who has made, within two years immediately preceding the filing of the application, campaign contributions aggregating $250.00 or more to the Commissioner or any Planning Commission member, should file an OPPONENT OF REZONING ACTION CAMPAIGN DISCLOSURE REPORT, showing the contribution amount(s) and date(s). Such disclosure should be filed at least five calendar days prior to the Planning Commission’s hearing. Violation of this Act shall not affect the validity of the rezoning, but such action may be a misdemeanor under O.C.G.A. § 36-67A-4.

Have you, as owner, applicant, or representative of owner or applicant, made a campaign contribution to the Commissioner of Bartow County or any member of the Planning Commission within two years immediately preceding the filing of this application aggregating $250.00 or more or made a gift to any of the above having an aggregate value of $250.00?

Yes    _____________  No    X _________

If yes: (1) The name of the official __________________________________________

(2) The dollar amount and date of each campaign contribution made by the applicant to the local government official named above during the two years immediately preceding the filing of the application.

________________________________________________________

(3) The value and description of each gift having a value of $250.00 or more during the two years immediately preceding the filing of this application.

________________________________________________________

________________________________________________________

Sworn to and subscribed before me, this 10th day of August, 2020.

Notary Public

My commission expires: 01-24-2021

LISE M. WARD
PRINTED Name of Applicant

SIGNATURE of Applicant

Date 8/10/20

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January 1, 2018
SECTION IV. OATH AND FEES

All applicants are to complete the following:

I, [Name], do solemnly swear and affirm that all above information is true and correct to the best of my knowledge.

[Signature]

Printed Name of Applicant: [Name]

Date: 8/10/20

Notary Public

My commission expires: 01-24-2021

Applicants shall be present at both the Planning Commission Hearing and the Commissioner's Hearing.

This application and the accompanying fee must be submitted to the Zoning Administrator no later than three (3) weeks prior to the date that the request is to be considered. Applications shall not be accepted without the fee. See Zoning Schedule.

The following is a list of fees that shall accompany an application.

<table>
<thead>
<tr>
<th>If the request is for:</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use Map Amendment (if separate from rezoning)</td>
<td>$100.00</td>
</tr>
<tr>
<td>Land Use Map Amendment (combined with rezoning)</td>
<td>$100.00 plus rezoning fee</td>
</tr>
<tr>
<td>Rezoning Existing Single Lot for a Single Family Dwelling</td>
<td>$100.00</td>
</tr>
<tr>
<td>Rezoning for Residential Development</td>
<td>$500.00</td>
</tr>
<tr>
<td>Rezoning Existing Single Lot to Commercial, Office</td>
<td>$200.00</td>
</tr>
<tr>
<td>Rezoning for Commercial, Office Development</td>
<td>$500.00</td>
</tr>
<tr>
<td>Rezoning to I-1 (Light Industrial) or I-2 (Heavy Industrial)</td>
<td>$600.00</td>
</tr>
<tr>
<td>Rezoning to PUD (Planned Unit Development) or M-1 (Mining)</td>
<td>$500.00</td>
</tr>
<tr>
<td>Rezoning to BPD (Business Park District)</td>
<td>$600.00</td>
</tr>
<tr>
<td>Appeals</td>
<td>$50.00</td>
</tr>
<tr>
<td>Conditional Use Permit</td>
<td>$400.00</td>
</tr>
<tr>
<td>Ordinance Text Amendment</td>
<td>$100.00</td>
</tr>
<tr>
<td>Alteration of Zoning Conditions</td>
<td>$100.00</td>
</tr>
</tbody>
</table>
August 5, 2020

Mr. Brandon Johnson  
Zoning Administrator  
Bartow County Planning and Zoning Department  
135 W. Cherokee Avenue, Suite 14  
Cartersville, GA 30120

Re: ±31.60 Acres on 1 parcel located on 800 Cass White Road in Cartersville, GA

Dear Mr. Johnson,

Please be advised that CORE5 (Purchaser) has signed a Letter of Intent to enter into a Purchase and Sale Agreement with Cass-White Associates. (Seller), current property owner of ±31.60 Acres on 1 parcel located on 800 Cass White Road in Cartersville, GA.

Please accept this letter as Seller’s authority to allow Purchaser to prepare and file rezoning applications to rezone this property for Purchaser’s intended use.

Please let me know if you need additional information.

Sincerely,

[Signature]

Cass-White Associates